



To enrich lives through effective and caring service



November 10, 2005

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Each Supervisor

FROM: Stan Wisniewski, Director

Stan Wisniewski

SUBJECT: REPORT ON FEASIBILITY OF IMPLEMENTING SUGGESTED DESIGN CHANGES MADE BY BOATYARD/HARBOR REAL ESTATE GROUP - PARCELS 52R AND GG, MARINA DEL REY - PACIFIC MARINA DEVELOPMENT/ALMAR MANAGEMENT BOAT STORAGE PROJECT

At your Board's meeting of August 2, 2005 during which your Board authorized exclusive negotiations with Pacific Marina Development/Almar Management (ALMAR) for development of a dry stack boat storage facility on Parcels 52R and GG in Marina del Rey, you instructed the Department (copy attached) to consider the feasibility of certain suggestions received from BoatYard/Harbor Real Estate Group (BoatYard) in connection with the design of the ALMAR project. The following summarizes our investigation of the feasibility of those suggestions.

In response to communications to your Board from BoatYard relating to the potential effect of the proposed development on the adjacent leasehold (Parcel 53), controlled by one of the principals of BoatYard, we analyzed the principal suggestion advanced by BoatYard that cooperation in meeting parking requirements of the proposed ALMAR development could allow for diminution or elimination of the over-the-water design element of the ALMAR proposal.

As the ALMAR facility could not feasibly utilize the offered cooperative parking arrangement to modify its design, this suggestion did not prove helpful in addressing BoatYard's expressed concern.

However, while the originally submitted BoatYard suggestions did not appear helpful or feasible, we facilitated a meeting among the Department and principals of ALMAR and the BoatYard to further explore and clarify BoatYard's concerns. As a result of the meeting, ALMAR is currently considering new design adjustments that would address the specific concerns advanced by BoatYard including the following:

Each Supervisor
November 10, 2005
Page 2

- a) Moving the two furthest over-the water boat storage bays to the rear of the proposed ALMAR facility. If feasible, this would significantly reduce the concern expressed by BoatYard relating to view blockage of its adjacent boat slips;
- b) Movement of the main over-the-water portion of the ALMAR project slightly to the east - further from the adjacent Parcel 53 boat slips - as well as adjustment to proposed ALMAR boat queuing areas adjacent to Parcel 53 to facilitate greater maneuvering clearance for boats docked in Parcel 53 slips adjacent to the proposed ALMAR facility and;
- c) Potential cooperative arrangements for access between the ALMAR project and Parcel 53 to provide easy access to additional boat repair services on Parcel 53.

These potential design adjustments, resulting from the recent joint meeting and discussion among the Department and principals of ALMAR and the BoatYard, appear to present viable opportunities for the resolution or lessening of the concerns expressed by BoatYard. The parties are presently analyzing these proposed design adjustments and we will supplement this report as further developments occur.

Please let me know if you would like additional information at this time.

SW:rm

Attachment

c: Each Chief Deputy
Chief Administrative Office
Executive Office